

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 14059
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~September 17, 2024

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, September 17, 2024, at 7:05 PM in the Elma Town Hall at 1600 Bowen Road, Elma, NY

PRESENT:

*Member Michael Cleary
Member Gregory Merkle- Act Chair
Member Charles Putzbach
Member Robert Waver
Alternate James Lembke*

ABSENT:

*Chairman Michael Cirocco
Member James Millard
James Wyzkiewicz – Town Engineer
Raymond Balcerzak -Asst Building Inspector*

TOWN REPRESENTATIVES PRESENT:

Phyllis Todoro - Town Attorney

I. Approval of Regular Meeting Minutes from August 16, 2024

Michael Cleary motioned to approve the Minutes of the EPB Regular Meeting held on August 16, 2024. Charles Putzbach 2nd motion. Motion approved.

II. Site Plan Review for a 1 lot subdivision at 2990 Bullis Rd *Applicant Daniel Owczarczak- contractor*

Mr. David Rodger spoke about his plan to buy some vacant property at 2990 Bullis Rd from John Zappia. He would like to build a single-family home on the property, possibly for his daughter. The original parcel has previously been split 4 times, so he needs approval for a 1 lot subdivision as per Town Code 123-2-B. The property is zoned residential B and passed a percolation test.

The EPB reviewed the short form SEQR. Greg Merkle made a motion to check box #2 on the SEQR, motion was seconded by James Lembke. Yes-5 No-0 Motion Carried

A motion was made by Charles Putzbach and Seconded by Michael Cleary to give final site plan approval to create a 1 lot subdivision at 2990 Bullis Rd Yes-5- No-0 Motion Carried

A motion was made by Gregory Merkle and Seconded by James Lembke to recommend that the Elma Town Board grant approval to create a 1 lot subdivision at 2990 Bullis Rd Yes-5- No-0 Motion Carried

V. Adjourn *Motion to adjourn at 7:18 pm by unanimous consent.*

Respectfully submitted,



Barbara Blair- Elma Planning Board Secretary